

Price: \$1,595,000 Address: 51 West Chester Street

Area: Town

Owner: Frazier/Broker & Owner

Type: Single Family Status: Available
 Map/Parcel: 41/228 Lot #: 1
 Zoning: R1/SR1 Lot Size (SF): 5,589
 Deed: Bk 989 Pg 304 Lot Size (A): 0.1200
 Wtr Frontage: None Plan: 2006-31
 Water View: None Water: Town
 Other View: None Sewer: Town
 Year Built: 2008 Rooms: 8
 Remodeled: 2010 Beds/Baths: 3/3.5
 Furnished: Un-Furnished
 Second Dwelling: Existing



House & cottage "Double Scoop & Single Scoop" located on the edge of the historic district on Nantucket's oldest street. Both the house and cottage were built to the highest quality of construction, and are incredibly efficient in terms of utilities and living space. Both the house and cottage have central A/C, On Demand hot water, and top of the line finishes. The main house includes antique heart pine floors, stainless steel appliances, rare and exotic blue and green granite & tiled baths. The brand new guest cottage is a perfect compliment to the main house with a full kitchen with soapstone counters, radiant heated floors, hickory floors, gas fireplace, Carrera marble bathroom, custom made mahogany doors, and many other extras. Sited on a beautifully landscaped and hardscaped, conforming lot abutting two acres of wetlands with a sunken stone patio. Stellar rental income; the main house has earned over \$50K/year in 2009 & 2010. Cottage income will increase the revenue approx 20% for future years. Broker/owner will consider staying on as property manager/ caretaker/booking agent.

Basement: Crawl Space.

1st Floor: Enter over front porch through beautiful 6 window mahogany door into foyer area. Entrance to kitchen with stainless steel appliances, very rare Azul de Mar granite, peninsula island with two stools and handmade subway tile back-splash. Tiled half bath to immediate right of entrance. Open dining and living room with 46 inch flat screen TV above the bluestone & brick custom fireplace with ceiling speakers and sliders leading to large sunken stone patio surrounded by boxwoods. Large coat closet. Large windows throughout creating continuous natural light.

2nd Floor: Guest bedroom with full tub/shower, tiled bath and walk-in closet. Laundry in hall closet. Master bedroom with full shower, tiled bath, walk-in closet and sliders to back deck overlooking 2+ acres of wetlands.

3rd Floor: N/A

Other Structures: Guest cottage.

Second Dwelling: Cottage: First Floor: Full kitchen with soapstone counters, dining area, living room with gas fireplace and flat screen TV with hickory floors throughout. Storage closet. Second Floor: Bedroom, full bathroom, laundry closet. Cottage has three sources of heat: radiant in the floors, forced hot air, and a gas fireplace. Outdoor shower.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: 2
 Floors: Antique Heart Pine & Hickory
 Yard: Yes
 Parking: Yes
 Foundation: Poured Concrete/Slab
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Appliances and Other Amenities

Stove: Two
 Refrigerator: Two
 Dishwasher: Two
 Washer: Two
 Dryer: Two
 Tv Service: Cable
 Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2009
 Building Assessment: \$310,400
 Land Assessment: \$725,000
 Total Assessment: \$1,035,400

Easements



Atlantic East Real Estate

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Estimated Taxes: \$3,400

Condo Fees: \$0
Condo Fees Include: 0

Order of conditions & underground drainage easement. Broker/Owner.
Approximately 500 sf of ground cover remaining. Assessment determined
prior to cottage construction. SHOWING TIMES: WEDNESDAY 8/25 ALL
DAY
SUNDAY 8/29 12pm-7pm
MONDAY 8/30 8am-1pm
MONDAY 9/6 12pm-7pm
TUESDAY 9/7 8am-1pm

Other Comments

None



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